

9/20/10 - Monday, September 20, 2010

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of September 20, 2010

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Kaiser, Seymour, Klinkhammer, Hibbard, Pearson, FitzGerald, Duax

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

1. CONDITIONAL USE PERMIT (CZ-1017) “ Non-accessory Parking, 623 Congress Street

Mr. Seymour removed himself from the meeting.

Mr. Tufte presented the request to allow a non-accessory parking lot at 623 Congress Street for residents of 640 Congress Street. The duplex has the required parking of four stalls and the proposal shows 6 stalls. The lot is over the impervious surface requirement and the applicant will need to reduce the size to meet 40% hard surface. Details will need to be submitted on drainage and grading. Screening should be noted on a revised site plan.

Applicant, Ed Garlick of N46287 Voldness Lane, Eleva, stated he owns 640 Congress Street and it is a single-family house with no public road access. He would like to provide parking off-street of Congress Street by providing it at 623 Congress. A driveway on the east side will be removed and re-grassed as part of the project. He said he will meet the impervious surface requirement.

James Seymour, 621 Congress Street, agreed removing the east driveway is a good decision.

Mr. Hibbard stated approving a project like this would degrade the inner city and is not compatible with the neighborhood. Mr. Duax did not want to set a bad precedence.

Mr. Klinkhammer and Mr. FitzGerald stated the request is reasonable considering the situation.

Mr. Klinkhammer moved to recommend approval subject to the conditions of the staff report; amendments were added to replace the east driveway with curb and grass, and if the owner sold one of the two properties, the conditional use permit would have to be reviewed. Mr. FitzGerald seconded and the motion carried. Mr. Hibbard voted nay. Mr. Seymour abstained.

2. SITE PLAN (SP-1035) “ Chippewa Valley Airport, Storage Building

Mr. Tufte presented a request to approve a site plan for a storage building for Chippewa Valley Regional Airport. The project is located on the north side of Melby Street at Starr Avenue. An existing house on the property would be removed and replaced by a storage building, which is actually smaller than the house.

Applicant, Charity Speich, Airport Manager of the Chippewa Valley Regional Airport, stated the storage building will be a wash facility for a rental car company. She asked to not have to plant the two street trees.

Mr. Klinkhammer moved to recommend approval of the site plan subject to staff™s conditions. Mr. Seymour seconded and the motion carried. Mr. Hibbard voted nay.

3. SITE PLAN (SP-1036) “ Nestl s Security Fence, 1200 Nestle Avenue

Mr. Tufte presented a request to approve a site plan for 8™ to 10™ security fence and a 10™ decorative sound wall for Nestl s. The project site is on the perimeter of Nestl s facility along Truax Blvd., Ninth Street, and Harris Street to 14th Street. Staff will work with the applicant on the entrance/exit curb-cut width.

Applicant, Larry Willi with Nestl s, stated barb-wire will not be installed now, but could be added to the top of the fencing later if required for future security purposes.

Mr. Duax moved to recommend approval. He removed the bard-wire on top of the fence as an option. Mr. Kayser seconded and the motion carried.

4. DISCUSSION/DIRECTION

A. Multi-family Housing Design Manual

Mr. Tufte presented a memo addressing several concerns found in the manual. He noted, adding a provision that front doors on every multi-family unit are required, does not make sense in some situations. For example, condominiums sometimes have a common entrance. He said garage appearances have been improved by the manual, but a provision in #8 for front-facing garages could be added stating; that on every unit a front door is required or provide a distinct common entrance.

Commissioners discussed the manual concerns at length and wanted options on the front door garage provisions.

B. Residential Pavement/Parking Standards

Mr. Tuft presented a request to look at requiring a permit for parking on front yards. He noted past improvements the commission made where the Zoning Administrator has discretion over approval, but how it does allow for an appeal to this Plan Commission.

C. Storage/Parking of Non-motorized (boats, trailers, campers)

Mr. Tuft explained cases that have parking on grass and how there was a lot of community opposition when a permit was proposed in the past. He went over several types of situations.

Commissioners discussed the situation. They asked for other community research into the type of parking material, location, and permitting.

D. Code Enforcement Update

Mr. Tuft noted that code enforcement for zoning was 82 cases and building inspections 143. He stated staff does not coordinate, monitor, and follow-up as well as the previous Code Enforcement Officer. Other work has been sacrificed such as sustainability and building inspections, due to covering the unfilled position. A half-time position may be created in the 2011 City budget.

E. Code Compliance Items

Mr. Klinkhammer stated there is a plastic snow fence that is falling over at the John Mogensen Water Street development.

F. Future Agenda Items

Mr. Duax asked to look at outdated zoning along Western Avenue.

Mr. Hibbard asked to look at the City™s requirement on allowing private drives in new developments.

Mr. Duax asked to look at proper signage for restaurants within golf course clubhouses.

MINUTES

The minutes of the meeting of September 7, 2010, were approved.

Joe Seymour, Secretary